

RENO CITY PLANNING COMMISSION

Members:	Voice Mail	Charles Reno	326-8863
Doug D. Coffman, Chair.....	326-8864	Kathleen Taylor.....	326-8858
Dagny Stapleton, Vice Chair	326-8860	Kevin Weiske	326-8859
Paul Olivas.....	326-8861	Jason Woosley.....	326-8862

AMENDED

Wednesday, February 5, 2014
6:00 p.m.

City Council Chambers
Reno City Hall
1 East First Street, Reno, Nevada

Posting: This Agenda is posted at Reno City Hall, One East First Street, Washoe County Library Downtown Branch - 350 South Center Street, Evelyn Mount Northeast Community Center, 1301 Valley Road, and McKinley Arts and Culture Center - 925 Riverside Drive, and further, in compliance with NRS 241.020, this agenda has been posted on the official website for the City of Reno - www.reno.gov.

Support Materials: Staff reports will be available for review the Friday prior to the above identified meeting at www.reno.gov. The designated contact to obtain support materials is the City Clerk, Lynette Jones, One East First Street, Second Floor, 775-334-2030.

Order of Agenda: A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Public Comment: Public comment, whether on action items or general public comment, is limited no more than three (3) minutes. The public may comment by submitting a Request to Speak form to the Secretary.

Accommodations: We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend meetings. If you should require special arrangements for the meeting, please contact our offices at 775-334-2576 prior to the date of the meeting.

Appeal Process: Any action taken by the Planning Commission on a tentative map, special use permit, variance or skyway is final unless appealed. Any person aggrieved by the decision may file an appeal. Each person/entity must make his/her/its own appeal. Appeals must be filed with the City Clerk within 10 days of the Planning Commission hearing by submitting the appropriate form and fee. All other matters will be forwarded to the City Council with the Planning Commission recommendation.

AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. PUBLIC COMMENT - This item is for either general public comment or for public comment on an action item. If commenting on an action item, please place the Agenda Item number on the Request to Speak form.
- IV. APPROVAL OF MINUTES OF JANUARY 7, 2014 REGULAR MEETING.
(For Possible Action)

V. CITY COUNCIL LIAISON REPORTS

VI. PUBLIC HEARINGS - Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item III, Public Comment, is heard at the beginning of this meeting.

1. LDC14-00021 (St. Albert's School) - This is a request for a special use permit to: 1) allow a ±1,700 square foot entry way addition; 2) allow a 900 square foot sun shade structure addition; and 3) establish the wall sign area for an existing elementary school located adjacent to residentially zoned property. The ±5.78 acre site is located on the northeast corner of the Wyoming Avenue/St. Albert's Drive intersection and south of Kings Row (1255 St Albert's Drive) in the SF6 (Single Family Residential - 6,000 square feet) zone. The site has a Master Plan land use designation of Mixed Residential. vak [Ward 5] **(For Possible Action)**

2. LDC14-00022 (TOD Boundaries and Secondary Corridors - Zoning Map Amendment) – This is a request for a zoning map amendment to: (1) change zoning designations from HC (Hotel Casino) on ±29.65 acres, CC (Community Commercial) on ±35.91 acres and TC (Washoe County's Tourist Commercial) on ±12.27 acres to MU/WGRC (Mixed Use/Western Gateway Regional Center Overlay); from GR (Washoe County's General Rural) to OS (Open Space) on ±10 acres; from PSF (Washoe County's Public and Semipublic Facilities) to PF (Public Facility) on ±47.78 acres; from GR (Washoe County's General Rural) to PF (Public Facility) on ±.55 acres; from GC (Washoe County's General Commercial) to CC (Community Commercial) on ±16.49 acres; from I (Washoe County's Industrial) to CC (Community Commercial) on ±5.79 acres; from I (Industrial) to CC (Community Commercial) on ±12.46 acres; from UT40 (Unincorporated Transition – 40 Acres) to LLR1 (Large Lot Residential – 1 acre) on ±2.63 acres; from GR (Washoe County's General Rural) to LLR1 (Large Lot Residential – 1 acre) on ±7.66 acres; from MDS (Washoe County's Medium Density Suburban) to SF15 (Single Family Residential – 15,000 square feet) on ±3.48 acres and from GR (Washoe County's General Rural) to LLR.5 (Large Lot Residential - .5 acres) on ±5.91 acres in the area formerly identified as the West 4th Street Transit Oriented Development Corridor – Western Gateway Plan Area; and (2) change the zoning designations from MU/NVTC (Mixed Use/North Virginia Transit Corridor Overlay) to AC (Arterial Commercial) on ±34.25 acres; CC (Community Commercial) on ±.35 acres; I (Industrial) on ±22.18 acres; IB (Industrial Business) on ±8.1 acres; IC (Industrial Commercial) on ±31.82 acres; MF14 (Multifamily - 14 units per acre) on ±128.77

acres; MF21 (Multifamily - 21 units per acre) on ±1.5 acres; MF30 (Multifamily - 30 units per acre) on ±193.67 acres and PF (Public Facility) on ±171.81 acres in certain areas formerly identified within the North Virginia Street Transit Oriented Development Corridor Plan; and (3) change the zoning designation from SF6 (Single Family Residential – 6,000 square feet) to MU/NVTC (Mixed Use/North Virginia Transit Corridor Overlay) on a ±64.05 acre parcel located ±1,280 feet northwest of the intersection of North Virginia Street and Lemmon Drive. njg [Wards 4 & 5] **(For Possible Action – Recommendation to City Council)**

3. TXT14-00003 (School Zoning) – An ordinance amending Reno Municipal Code Title 18 “Annexation and Land Development” in order to allow school uses without discretionary review and to apply regionally consistent development standards for school facilities by adding certain language to and removing certain language from Chapter 18.06 “Administration and Procedures,” Section 18.06.405 entitled “Special Use Permit,” Section 18.06.407 entitled “Site Plan Review,” Chapter 18.08 “Zoning,” Article II “Permitted Uses and Regulations” Table 18.08-4 entitled “Uses Permitted In Residential Base Zoning Districts,” Table 18.08-5 entitled “Uses Permitted In Nonresidential Base Zoning Districts,” Tables 18.08-6A and B entitled “Uses Permitted In Regional Centers Base Zoning Districts,” Table 18.08-7 entitled “Uses Permitted In TOD Base Zoning Districts,” Section 18.08.202(E)8 entitled “School, Primary (Public Or Private),” Section 18.08.202(E)9 entitled “School, Secondary (Public or Private),” Section 18.08.202(E)10 entitled “School, Non-Traditional, Secondary (Public Or Private),” Article IV “District Specific Standards – Overlay Zoning Districts,” Section 18.08.302 entitled “Special Purpose Base Zoning Districts,” Section 18.08.406(E)(2)B entitled “Southeast Neighborhood Planning Area Overlay District – Land Uses,” Chapter 18.12 “General Development and Design Standards,” Article XI “Off-Street Parking And Loading,” Table 18.12-8 entitled “Off-Street Parking Requirement Table” and Table 18.12-11 entitled “Bicycle Parking Requirements,” together with other matters properly relating thereto. njg [Wards 4 & 5] **(For Possible Action – Recommendation to City Council)**

VII. DISCUSSION AND POTENTIAL DIRECTION TO STAFF REGARDING RESIDENTIAL ADJACENCY TO 24-HOUR BUSINESSES OR RESTAURANTS/BARS **(For Possible Action)**

VIII. TRUCKEE MEADOWS REGIONAL PLANNING LIAISON REPORT

IX. STAFF ANNOUNCEMENTS

1. Report on status of Planning Division projects.
2. Announcement of upcoming training opportunities.
3. Report on status of responses to staff direction received at previous meetings.
4. Report on actions taken by City Council on previous Planning Commission items.

X. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS
(For Possible Action)

- XI. PUBLIC COMMENT – This public comment item is to allow the public to provide general public comment and not for comment on individual action items contained on this Agenda.

XII. ADJOURNMENT **(For Possible Action)**

IF THE MEETING GOES BEYOND 11:00 P.M., THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.